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March 7, 2017

Honorable Speaker Pro Tempore Kevin Mullin  
State Capitol  
P.O. Box 942849  
Sacramento, CA 94249

**Re: Assembly Bill 1598: Expanded Community Revitalization and Investment  
Authorities - SUPPORT**

Dear Speaker Pro Tempore Mullin,

On behalf of our 750 plus members, the Non-Profit Housing Association of Northern California (NPH) is writing to voice our enthusiastic support of your Assembly Bill 1598, which will provide local governments with a critical tool to address the housing affordability crisis without raising taxes.

Founded in 1979, NPH is the collective voice of those who support, build and finance affordable housing. We are 750 affordable housing developers, advocates, community leaders and businesses, working to secure resources, promote good policy, educate the public, and support affordable homes as the foundation for thriving individuals, families and neighborhoods.

**California is Facing a Housing Affordability Crisis.**

While we believe that everyone should have access to a safe and affordable home, our state has fallen behind on creating these opportunities: Most of our families struggle to afford the cost of living in their local communities, including 50% of our moderate-income families. The most vulnerable of them risk joining the 134,000+ Californians who are already homeless on any given night.

**Cities and Counties have been starved of affordable housing funds just as they need them the most.**

Over the past six years, California lost nearly 70% of all state and federal funding formerly available for affordable housing with even deeper cuts anticipated to the US Department of Housing and Urban Development. According to the California Housing Partnership Corporation (CHPC) between 2009 and 2015 San Mateo County alone lost 76% of its annual affordable housing funding or \$9.5 million a year.

Practically this results in hundreds of low-income Californians being shut out of San Mateo each year and millions more throughout the state. AB 1598 improves the ability of cities and counties to close their yawning affordable housing funding gap through expanding how they are able to create Community Revitalization and Investment Authorities (CRIAs).

Expanding CRIAs will provide localities with a much-needed tool to address the housing affordability crisis. As you know, current state law limits CRIAs to areas where there is finding of “blight” that are characterized by crime and high unemployment. Many Bay Area communities, however, are not lacking in private investment in commercial and office development but instead are experiencing significant job growth without any corresponding affordable housing development. CRIAs allow jurisdictions to be able to capture the tax increment produced by new commercial development and invest those revenues in the production of new homes affordable to their workers without raising taxes. CRIAs can also now be applied to an entire jurisdiction, which could raise significant tax increment revenues.

This common sense and budget neutral approach will create a valuable tool for the Bay Area’s cities and counties to meaningfully address our region’s affordability crisis all without raising taxes. This valuable tool could not come soon enough.

Thank you for your leadership on this issue and for authoring Assembly Bill 1598. We are proud to strongly support you and AB 1598.

Sincerely,



Amie Fishman  
Executive Director  
Non-Profit Housing Association of Northern California (NPH)